

Gene Bavis, Chairman called the regular meeting of the Planning Board to order at 7:30 P.M. Members present were Chairman Gene Bavis, Rick Johnson, Elaine Leasure, Karel Ambroz and Bob Plant (alternate). Member Deb Amsler was absent. Also present was Phil Williamson, Code Enforcement Officer, Marlene Hall (2nd alternate) and Suzi Mance, Planning Board Liaison.

Rick Johnson made a motion, seconded by Karel Ambroz to approve the minutes of April 14, 2014 as written. Motion carried.

1. Recertification of Site Plan & modification of house location for property owned by Ben Stopka, located on Lincoln Road, north of Haley. Property is zoned: RR-1A - Rural Residential 1A – 2 acre.

Ben Stopka owner of the property located at 5387 Lincoln Road was present to discuss the application and answer questions from the Board. Mr. Stopka said that he intends to construct a new 4 bedroom house on the parcel. The original site development plans were prepared by Kreiling Associates, PE, LS, PC and approved by the Planning Board on January 14, 2004. He is seeking re-approval of the site plan and modification of the house location (house moved to the south side of the property). Perk and deep hole tests have been performed and the septic location will remain the same.

The Board was in receipt of a letter from Shelley Associates, PE, LS, PC dated May 2, 2014 that stated:

“Shelley Associates, PE, LS, PC, certifies that we have reviewed the site plan as approved by the Town for compliance with the Town Zoning Ordinance and the NYSDOH Design Handbook for individual residential wastewater treatment systems (WWTS).

The plans as prepared appear to be consistent with the current requirements of the Town of Walworth Zoning Code and the WWTS sizing is consistent with the current requirements of the NYSDOH standards for a 5 bedroom house.

Additionally, please find a revised house location plan prepared by our office (dated 5/02/2014) to provide the owner with a new location for the proposed home. This plan is to be used in conjunction with the previously prepared plan. The plans address the revised house location, a proposed location of a new detached garage as well as necessary structure elevations as required. The proposed house will be a 4 bedroom home. As such, the proposed 5 bedroom WWTS will be sufficient for the anticipated system loading.”

Karel Ambroz asked if the driveway access onto Lincoln Road was in the same location and Mr. Stopka said that the access point was the same, but the driveway was modified to take into account the change in the house location. There were no further questions from the Board.

The Board concurred that they did not see any problems with the re-approval or modification of the house location.

Bob Plant made the following motion, seconded by Karel Ambroz:

I move, that the minutes reflect that this project was considered under SEQR and have met the requirements for a Type 2 action and no further processing is required under SEQR 617.5.

Roll Vote:	Rick Johnson	Aye
	Elaine Leasure	Aye
	Gene Bavis	Aye
	Bob Plant	Aye
	Karel Ambroz	Aye

Motion carried.

Bob Plant made the following motion, seconded by Rick Johnson:

Having received a written application by the site plan applicant and/or their representative, accompanied by a statement from an Architect, Professional Engineer or Land Surveyor licensed to practice in the State of New York setting forth that the site plan, as previously approved and/or modified still conforms and is in compliance with all State and the Town of Walworth laws, rules and regulation, I move, the request for renewal of the site plan be granted for a period of not more than 12 months from May 12, 2014 which will expire unless construction has not been started within said 12 month extension period.

Roll Vote:	Rick Johnson	Aye
	Elaine Leasure	Aye
	Gene Bavis	Aye
	Bob Plant	Aye
	Karel Ambroz	Aye

Motion carried.

**2. Discussion of Home Occupation, Minor for Jose Rodriguez, 3353 Evergreen Circle.
Property is zoned: PD – Planned Development.**

There was no one present to discuss the matter.

Chairman Bavis adjourned the meeting at 7:42 P.M.

Gail Rutkowski, Clerk